

ARTICLE 53

SEC. 21-53 REGULATIONS FOR THE DESIGN REVIEW OR “DR” COMBINING DISTRICT.

- 53.1 Purpose:** To insure aesthetic compatibility between uses, protect and enhance property values, protect scenic qualities, and promote community character through use of community design manuals. This district is intended to be established at the request of an original developer or a substantial segment of the population of an area. Within the “DR” Design Review combining district, all uses of land shall comply with the regulations of the base zoning district and with the additional regulations of “DR” combining district. (Ord. 1749, 7/7/1998)
- 53.2 Applicability:** The Design Review combining district should be applied in community shopping areas, along selected scenic routes, and in other areas where increased or coordinated aesthetic design standards are desirable. The zoning designation should be accompanied by adoption of community design manuals providing criteria for the review of development project.
- 53.3 Uses permitted:** All uses permitted in the base zoning district upon first securing in each case a design review permit.
- 53.4 Exceptions:** The Planning Director may waive the submission of or the requirement for a design review permit if the Director finds that 1) all the purposes of design review have been fulfilled by the approval of any other permit required by this Chapter; or 2) the project involves only interior alterations not materially changing the character of the use of the property; or 3) the project involves only minor exterior alterations not materially changing the character of the use of the property; or 4) the project is a single-family dwelling or mobile home meeting the residential construction standards of [Section 10.20](#); or 5) the project is a residential accessory use or structure that in the opinion of the Planning Director will not be inconsistent with the purpose of the district. (Ord. No. 1749, 7/7/1988)